

MEMORANDUM

March 16, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO A. MILLETT, ASSISTANT DIRECTOR
MARIA FARIA, SENIOR PROJECT MANAGER

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS.R-56
FINAL DESIGNATION OF REDEVELOPER OF RE-USE
PARCEL RR-30A, 44 BRADFORD STREET

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE AUTHORITY FINALLY DESIGNATE ALICE KALIL OF 42 BRADFORD STREET, BOSTON, AS REDEVELOPER OF RE-USE PARCEL RR-30A FOR THE PURPOSE OF DEVELOPING THE PARCEL AS OPEN SPACE.

On May 6, 1976, Mrs. Alice Kalil, a long time resident of the South End and owner of 42 Bradford Street, was tentatively designated as Redeveloper of Re-Use Parcel RR-30A, located at 44 Bradford Street in the South End Urban Renewal Area, Project No. Mass. R-56. Parcel RR-30A consists of 701 square feet of vacant land and directly abuts Mrs. Kalil's home.

Mrs. Kalil plans to improve the parcel as a side yard. The improvements include the construction of a four foot high black vinyl-clad chain link fence and the planting of flowerbeds.

Mrs. Kalil has agreed to develop and maintain Parcel RR-30A only as open space. The use and development of the Parcel will be restricted under the terms of the LDA and Deed.

Mrs. Kalil's plan has been reviewed and approved by the Authority's Urban Design Department. Also, the improvements are consistent with the South End Landmark District guidelines.

The total development cost for Mrs. Kalil's project has been estimated at \$700.00. She will pay for the improvements from her personal savings.

Mrs. Kalil's project has the support of the Bradford Street Organization and of the Shawmut Avenue Association.

It is, therefore, recommended that Alice Kalil be finally designated as Redeveloper of Parcel RR-30A located at 44 Bradford Street for the purpose of developing a side yard for her home.

An appropriate resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL RR-30A
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Alice Kalil has expressed an interest in and/or have submitted a satisfactory proposal for the development of Disposition Parcel RR-30A in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

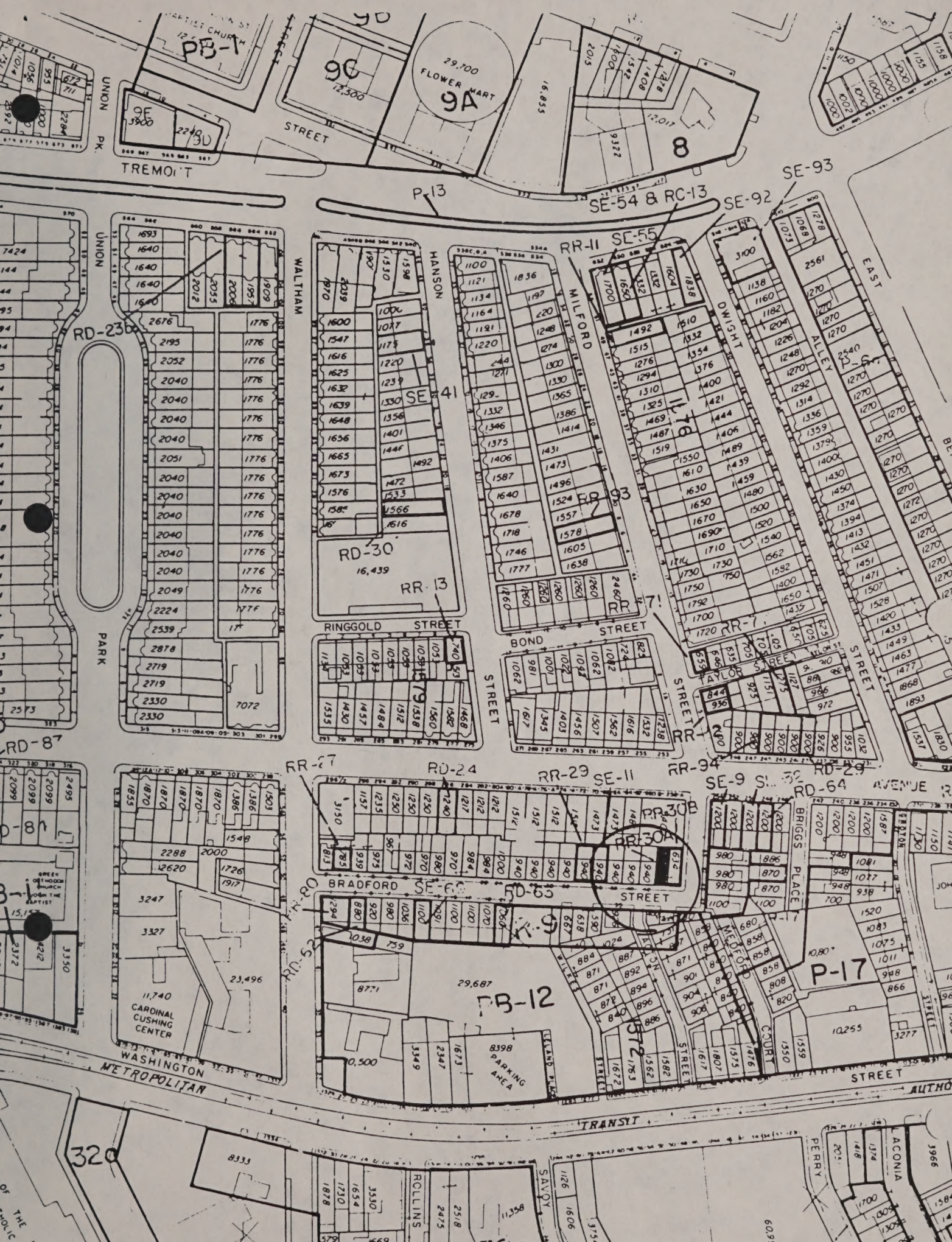
1. That Alice Kalil be, and hereby is, finally designated as Redeveloper(s) of Parcel RR-30A in the South End Urban Renewal Area.
2. That it is hereby determined that Alice Kalil possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Final Working Drawings and Specifications submitted by Alice Kalil for the development of Parcel RR-30 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be, and hereby are, approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel RR-30A to Alice Kalil, said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



1 February 1988

Mr. Stephen Coyle, Director
Boston Redevelopment Authority
City Hall - Floor 9
One City Hall Square
Boston, Massachusetts 02201

RE: disposition of 44 Bradford Street, South End

Dear Mr. Coyle:

On December 15, 1987, Maria Faria, the BRA Senior Project Manager, presented a landscaped open space plan for 44 Bradford Street which has been tentatively designated for development by the abutter, Mrs. Alice Kalil.

I would like to offer my support for the implementation of this landscape plan for 44 Bradford Street in the South End of Boston, so that the corner remains open space as intended by the BRA when the area was fenced in and three good-sized trees were planted on the 2 lots (#44 and #46 Bradford Street) during Urban Renewal. This corner complements Peters Park and gives a congested city neighborhood some breathing space and relief from urban drabness.

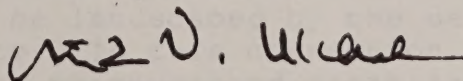
Our major concern is that the transfer of land be conditioned upon the completion of the improvements, according to BRA plans, as reviewed by our community.

We would minimally want a deed restriction attached to the parcel to remain a landscaped open space which must be maintained. The lot should be classified as unbuildable with no structures to be built on lot. Parking must be prohibited on the lot, and no curb cut be allowed to the lot. We would like to see this corner remain "parklike" for future generations.

I would like to commend the design staff for their landscape plan for 44 Bradford Street, as well as their joint determination with the Traffic and Parking Department, that this site is inappropriate for parking.

We look forward to the expeditious implementation of these open space improvements this spring.

Sincerely yours,



LINDA N. ULCHAK
11 Bradford Street
Boston, Massachusetts 02118

cc: R. Millett, BRA
✓ M. Faria, BRA
R. Farrell, BRA
J. Kelly, City Council

January 13, 1988

Stephen Coyle, Director
Boston Redevelopment Authority
City Hall - Floor 9
Boston, Massachusetts 02202

Dear Mr. Coyle:

This letter is submitted by the Bradford Street Organization in response to the BRA's tentative designation of Alice Kalil as the developer for 44 Bradford Street in the South End.

At the outset, it must be noted tht many of us, as citizens and taxpayers, have serious reservations regarding the BRA's practice of giving away valuable public property to private individuals for no or only a nominal consideration. In this instance, for example, no apparent effort has been made by the BRA to realize anything approaching a fair market value for the parcel in question.

To the extent that the BRA elects to give away public property, we believe that there should be assurances that the property will be utilized not simply for private profit, but in a manner consistent with the public good. In this case, it is proposed that the parcel will be landscaped by the developer and maintained as an open space. In this connection, an open space plan was presented to our neighborhood organization on December 15, 1987 by Maria Faria, BRA Senior Project Manager. We do not oppose this plan. However, we would like assurances that the plan will in fact be implemented as presented.

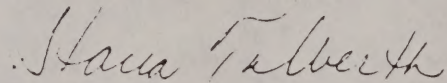
Accordingly, we believe that any transfer of the parcel should be explicitly conditioned upon the developer's first landscaping and improving the parcel in accordance with the open space plan.

Stephen Coyle, Director
January 13, 1988
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Secondly, we believe that any transfer of the parcel should include a deed restriction prohibiting off-street parking or the erection of any building on the site, and preserving its status as landscaped open space.

We appreciate your consideration to this matter, and trust that we will be kept apprised of your deliberations.

Sincerely yours,



Stacia Talberth, President
BRADFORD STREET ORGANIZATION

17 Bradford Street
Boston, Massachusetts 02118

cc: R. Millett, BRA
R. Farrell, BRA
M. Faria, BRA
J. Kelly, City Council

SHAWMUT AVE. NEIGHBORHOOD
ASSOCIATION

John deRedon • Diane Choueiri • Rolf Fuessler
President • Vice President • Treasurer

23 December 1987

Ms. Maria Faria
Senior Project Coordinator
Boston Redevelopment Authority
2406 Washington Street
Roxbury, MA 02119

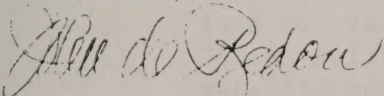
Dear Maria:

Relative to the parcel of land located at 44 Bradford Street, please be advised that as a result of the December 15th meeting and of a quick phone poll of our members, the Shawmut Avenue Neighborhood Association does not object to the designation of Mrs. Alice Kalil as the developer of this parcel into open space.

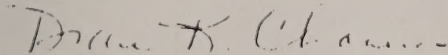
Once the restrictive deed is issued, we feel confident that Mrs. Kalil will do her utmost to implement the design requirements, and, in doing so, will not only add to the beauty of the street, but will ultimately be presented with the final deed.

Sincerely,

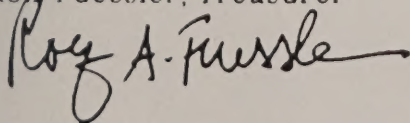
John deRedon, President



Diane Choueiri, Vice President



Rolf Fuessler, Treasurer



cc: Mrs. Alice Kalil

January 22, 1988

Stephen Coyle, Director
Boston Redevelopment Authority
City Hall - Floor 9
One City Hall Square
Boston, MA 02201

Dear Mr. Coyle:

As a resident of Bradford Street, we would like to file our concerns over the BRA disposition of 44 Bradford Street.

Many residents of the Bradford Street Organization attended a meeting on December 15, 1987 conducted by Maria Faria. The Organization agreed to accept the "transfer" of this land to the owners of 42 Bradford Street provided these owners completed the illustrated improvements.

These improvements must include:

- a. The lot is to remain unbuildable.
- b. There will be no structures built or placed on this land.
- c. Parking of any vehicles will not be allowed.

There will be no re-sale of this land for profiteering or speculation.

If the owners wish to relinquish ownership, this land will return to the BRA or to the BSO for the purpose of open space.

QUESTION: Is our assumption to be that the BRA is "giving" this land to the owners of 42 Bradford Street? Or that the BRA is selling this land in 1988 at a price that was established twenty (20) years ago?

Sincerely,

Donna M. Nuzzo-Mueller

Gregory Nuzzo-Mueller
Gregory Nuzzo-Mueller

CC: Ricardo Millett
Maria Faria
Robert Farrell
James Kelly
BSO

